

**Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, July 17, 2023
Meeting Minutes**

DRB Members Present:

Charlie Roy, Kathy Barrett, Carol Charbonneau, Victor LaBerge, Paul Audy, Don Johnston, Tom Fyles

Absent: Roger Hamilton

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Dylan Case, Rod Case

Call to Order:

Chair Charlie Roy called the meeting to order at 7:00 p.m.

I. Adjustments to Agenda:

- Re-affirm DRB approval of Application #2021-DRB-14-SD
- Request for 5-year plan from Field Days Board of Directors - Discussion

II. Visitors Business

None.

III. Application #2023-DRB-08-CU: Request by Dylan Case for conditional use approval in accordance with Section 341 and Performance Standards in Article VII, to operate an auto repair shop at 388 Ethan Allen Highway

Dylan Case seeks to operate a part-time auto repair shop in the 30' x 50' garage next to his home on 388 Ethan Allen Highway located in the Highway Commercial zoning District. Dylan provided the following details:

- Services will include repair of cars, pickups and light-duty vehicles.
- No floor drain; motor oil to be pumped into barrels and taken off-site.
- Parking area on east side of garage for 1-2 cars/daily.
- No water/sewer is planned at this time.
- No outside lighting at this time; however, any future lighting will be down-shielded.
- No plans for a business sign.
- No employees; Dylan will be sole operator.
- No junk cars will be on the property.
- No car sales.
- Proposed business hours: 7:00 a.m.-9:00 p.m. 7/days/week.
- Dylan has obtained State licensing.
- Significant existing screening.
- Applicant will continue to live on the property.

Kathy Barrett moved to approve application #2023-DRB-08 CU as presented; Victor LaBerge seconded.

MOTION PASSED:

- 6 - Yes (K. Barrett, C. Charbonneau, C. Roy, V. LaBerge, D. Johnston, T. Fyles)**
- 0 - No**
- 1 - Abstention (P. Audy)**

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IV. Close Hearing

Tom Fyles moved to close the hearing for Application #2023-DRB-08 CU; Don Johnston seconded.

MOTION PASSED:

6 - Yes (K. Barrett, C. Charbonneau, C. Roy, V. LaBerge, D. Johnston, T. Fyles)

0 - No

1 - Abstention (P. Audy)

HEARING CLOSED.

V. Formally Close Hearing Re: #2023-DRB-05-SP Lee [lack of quorum July 3, 2023 to formally close Lee hearing held June 19, 2023]

Don Johnston moved to formally close the DRB hearing for the Lee Site Plan #2023-DRB-05-SP held June 19, 2023; Victor LaBerge seconded.

MOTION PASSED:

6 - Yes (C. Roy, C. Charbonneau, D. Johnston, P. Audy, V. LaBerge, T. Fyles)

0 - No

1 - Abstention (K. Barrett)

HEARING CLOSED.

Adjustments to Agenda:

➤ **Re-affirm DRB approval of Application #2021-DRB-14-SD**

Due to a clerical error, the DRB decision to approve the subdivision for An Duclos at its meeting on October 18, 2021, Application #2021-DRB-14-SD was not drafted. Kathy Barrett moved to re-affirm the DRB's decision and approval for Application #2021-DRB-14-SD and sign the decision; Carol Charbonneau seconded.

MOTION PASSED:

6 - Yes (C. Roy, K. Barrett, C. Charbonneau, V. LaBerge, P. Audy, T. Fyles)

0 - No

1 - Abstention (D. Johnston)

➤ **Request for 5-year plan from Field Days Board of Directors - Discussion**

Noting recent major changes at the Field Days site (i.e., altered traffic patterns, new structures, additional parking areas), DRB members agreed to request the Addison County Field Days Board of Directors to provide a 5-year plan as a courtesy to the Town.

VI. Approval of July 3, 2023 Meeting Minutes

Deferred for lack of quorum of those present at the July 3, 2023 meeting.

Approval of June 19, 2023 Meeting Minutes

Carol Charbonneau moved to approve meeting minutes for June 19, 2023; Tom Fyles seconded.

MOTION PASSED:

6 - Yes (C. Roy, C. Charbonneau, V. LaBerge, P. Audy, T. Fyles, D. Johnston)

0 - No

1 - Abstention (K. Barrett)

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113 Carol Charbonneau moved to adjourn; Tom Fyles seconded.
114 **MOTION PASSED:**
115 7 – Yes (C. Roy, K. Barrett, C. Charbonneau, V. LaBerge, P. Audy, D. Johnston, T.
116 Fyles)
117 0 – No
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119 Meeting adjourned at 7:35 p.m.
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121 Respectfully submitted,
122 Peggy Connor

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128 Charlie Roy, Chair

Kathleen Barrett

Kathy Barrett, Vic Chair

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131 *Carol Charbonneau*
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133 Carol Charbonneau

134 Don Johnston

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136 *Victor LaBerge*
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138 Victor LaBerge

Paul Audy

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Tom Fyles